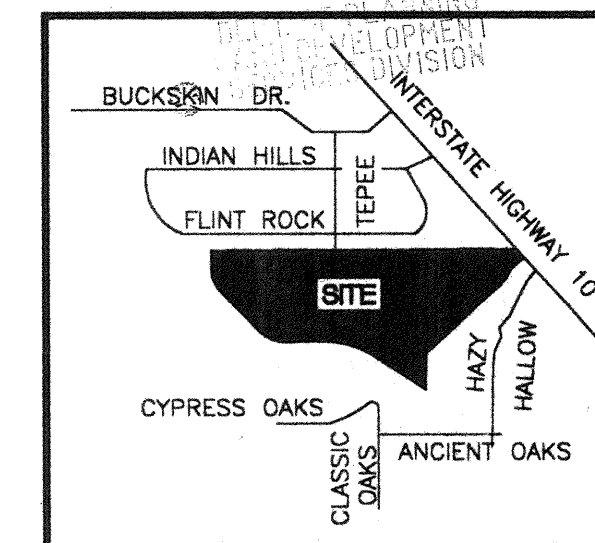
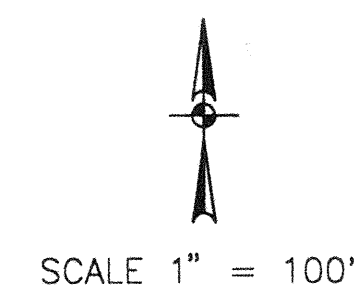
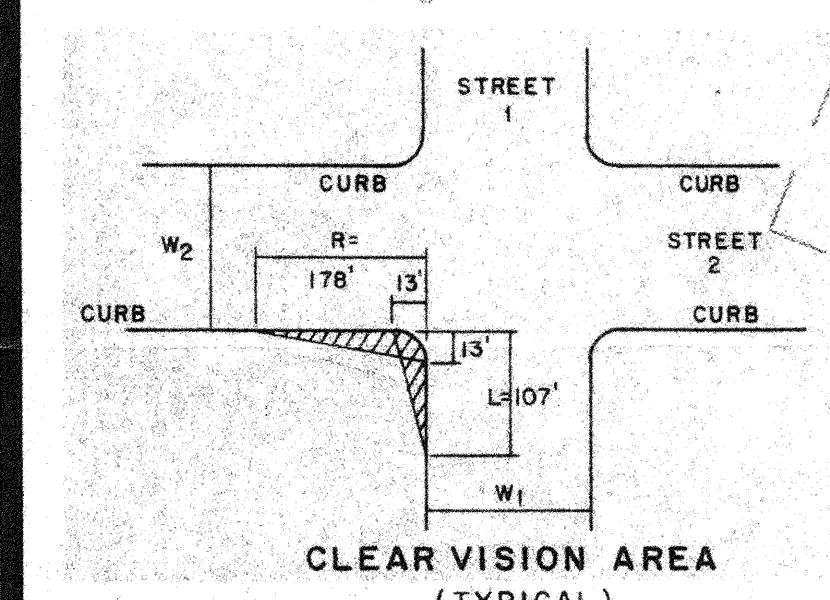
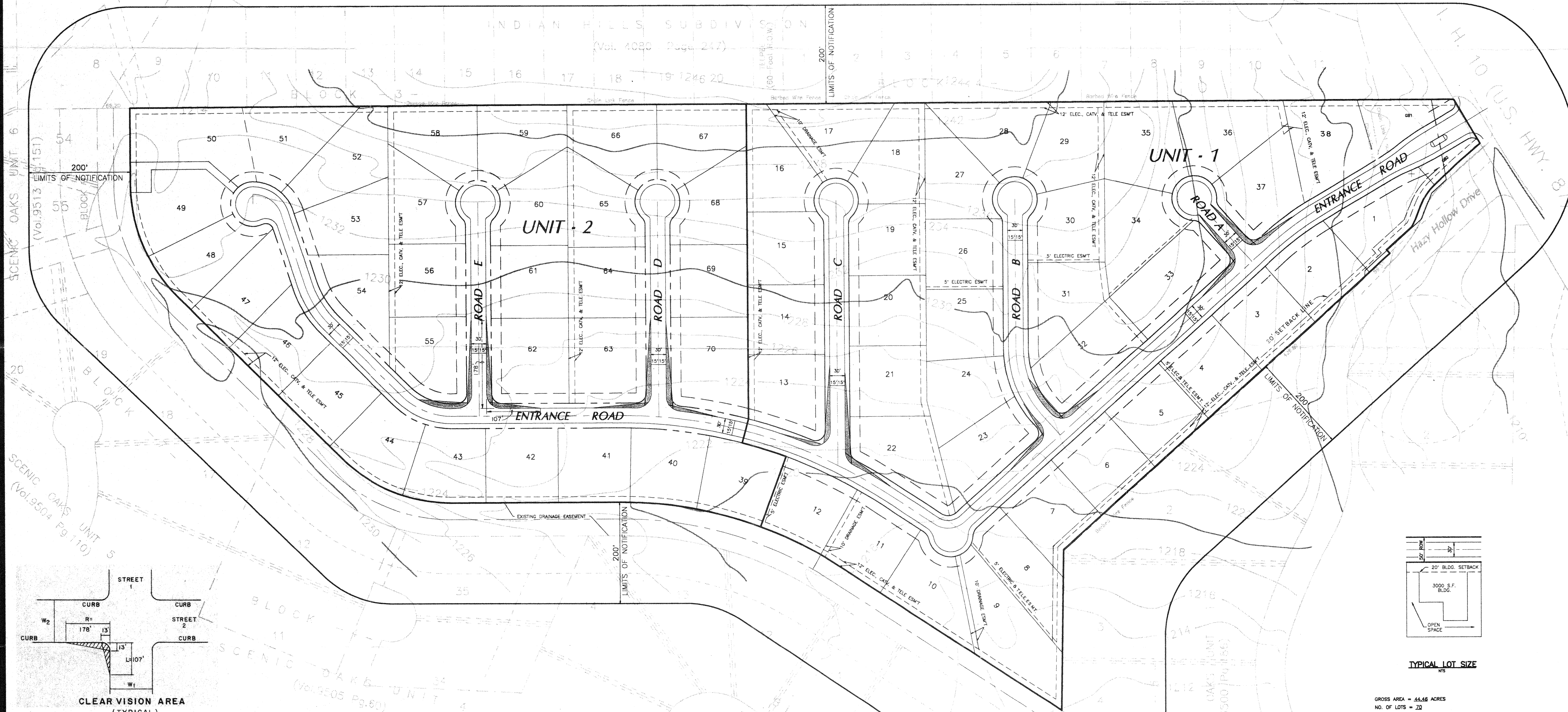


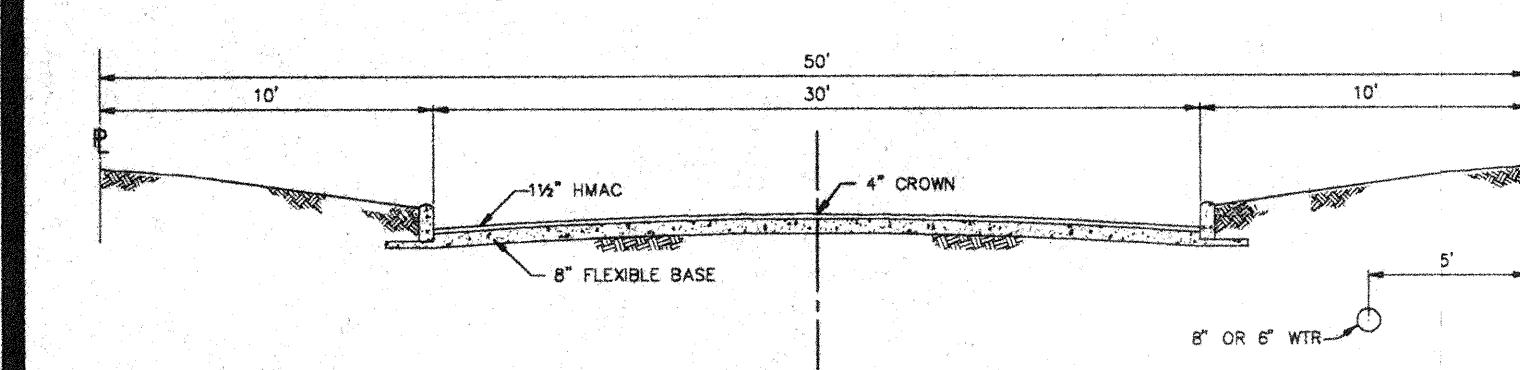
PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: **October 21, 1993**
File # **381**
Signed: *[Signature]*



LOCATION MAP



CLEAR VISION AREA (TYPICAL)



TYPICAL STREET SECTION

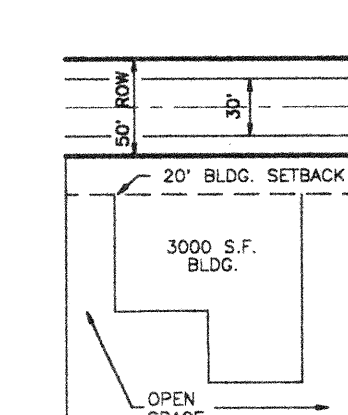
CLEAR VISION AREA CALCULATION

$$LT = \frac{L=13(150)}{13+W_2+KA} - 4 \quad RT = 0.65(150) - (W_2 + K_0)$$

$$LT = \frac{L=13(300)}{13+30_2+7} - 4 \quad RT = 0.65(300) - (30_2 + 2)$$

$$LT = \frac{3,900}{13+15+7} - 4 \quad RT = 195 - 17$$

$$= 107 \text{ FT.} \quad = 178 \text{ FT.}$$



TYPICAL LOT SIZE

GROSS AREA = 44.48 ACRES
NO. OF LOTS = 23
AVERAGE HOME SIZE = 3000 SQ. FT. (APPROX)
LOTS VARY FROM 21,780 SQ. FT. MIN.
TO 29,328 SQ. FT. MAX.

OPEN SPACE TO RATIO & DENSITY TABLE

| AREA | SQ. FT. | ACERAGE |
|------------------------|-----------|---------|
| TOTAL GROSS AREA | 1,836,877 | 44.48 |
| BUILDING COVERAGE AREA | 210,000 | 4.82 |
| OTHER (STREETS) | 279,550 | 6.417 |
| OPEN SPACE | 1,447,127 | 33.22 |

PROPOSED OPEN SPACE = 75 %
DENSITY = 1.57

COUNTRY ESTATES UNIT - 1
PLANNED UNIT DEVELOPMENT
P.U.D. AND ROAD PLAN

JOB NO. 3162-01
DATE JUNE 1993
DESIGNER A.R.C.
CHECKED R.W. DRAWN R.L.
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
512-824-9494
9310 BROADWAY, BUILDING II

REVISIONS:



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

October 21, 1993

Mr. Rick Wood
Pape Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217

RE: Country Estates Unit-1 Subdivision POADP #381

Mr. Wood:

The City Staff Development Review Committee has reviewed your Country Estates Unit-1 Subdivision Preliminary Overall Area Development Plan #381. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please note that a variance will be required to section 35-4103, Projection of Streets (extension of Teepee Lane), and section 35-4104, Street Intersections (Hazy Hollow Drive and the entrance road) at the time of plat submittal. It is also suggested that consideration be given to placement of the entrance road off of Hazy Hollow Drive instead of I.H. 10.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG